

**September 15, 2014**

**To: Bill Ryan, EPA**

**From: Rolin Christopherson, Washington State Department of Natural Resources**

## **Draft Summary:**

### **Lease History in Vicinity of Old Bremerton Gas Works**

#### **Area of Industrial Land Use outside of the Parcels of Interest**

**The Bridgeview Marina Inc. Harbor Area:** The Bridgeview Marina (formerly known as the Seven J's or Port Washington Marina) is located 3.487 acres of harbor area fronting Government Lots 6 and 7, Section 11, Township 24 North, Range 1 East, W.M., between Waterway No. 4 on the west and Renn Stroll on the east.

Harbor area lease 1044 was issued to C.G. Hansen. The leased area (approximately 3.3 acres) fronted parts of Lots 6 and 7, Township 24 North, Range 1 East. The proposed improvements were: "a dragway or grid for hauling small boats out of the water." Harbor area lease 1044 had a term of 10 years commencing on November 1, 1934. Harbor area lease 1312 was issued to C.G. Hansen for a term of 10 years commencing on November 1, 1944. The lease area included the 450 feet of the eastern portion of the previous lease 1044.

The harbor area on the eastern portion of the Hansen lease area eventually became occupied by the Tidewater Oil Company and William M. Slonecker. This portion of the harbor area was once home to petroleum terminals that serviced upland tank farms for the Tidewater/Phillips Oil Companies adjacent to the waterway, and the Richfield Oil Company located east of Renn Stroll.

**Tideland Oil:** Oil companies have leased 0.45 acres of harbor area fronting lot 6, section 11, township 24 north, range 1 east and Waterway No. 4 from the date of assignment from Emma Annie Akers to the Petroleum Navigation Company on May 7, 1946 to May 6, 1976. The Tidewater Oil Company built a 100 feet long by 10 feet wide dock with two dolphins at the end of the dock, which carried petroleum pipelines to the bulk plant on the adjacent uplands.

On May 7, 1946, harbor area lease 1348 was issued to Emma Annie Akers for a 10 year term. On September 4, 1946 lease 1348 was assigned to Petroleum Navigation Co. On March 8, 1948 lease 1348 was assigned to the Tide Water Associated Oil Company. On May 7, 1956 harbor area lease 1615 was issued to Tide Water Associated Oil Company for a ten year term. On August 31, 1956, Tide Water Associated Oil Company sent notification that their corporate name has been changed to Tidewater Oil Company.

Philips Petroleum Company had purchased portions of the Tidewater Oil Company on July 15, 1966. On September 16, 1966 lease 1615 was assigned to Philips Petroleum Company. Harbor area lease 2027 was

issued to Philips Petroleum Company on May 7, 1966 for a ten year term. Lease 22-002399 was issued to William R. Dane for a ten year term commencing on May 7, 1976. On May 23, 1983, lease 2399 was amended to amend its expiration date to November 1, 2004. On May 26, 1983, lease 2399 was assigned to Port Washington Properties. On December 14, 1983, lease 2399 was assigned to Port Washington Marina Condominium Owners Association. The leasing chronology for this site:

• Harbor area lease 1348	Emma Annie Akers	May 7, 1946-1956
• Assignment to	Petroleum Navigation Company	September 4, 1946
• Assignment to	Tide Water Associated Oil Company	March 8, 1948
• Harbor area lease 1615	Tide Water Associated Oil Company	May 7, 1956-1966
• Name change to	Tidewater Oil Company	August 31, 1956
• Assignment to	Philips Petroleum Co.	September 16, 1966
• 22-002027	Philips Petroleum Co.	May 7, 1966-1976
• 22-002399	William Dane	1976-2004
• Assignment to	Port Washington Properties	May 26, 1983
• Assignment to Port Washington Marina Condominium Owners Association		December 14, 1983
• 22-002332	Port Washington Marina Owners	August 1, 1993-2023
• Assignment to	Seven J's Investments	December 11, 2003
• 22-A02332	Seven J's Investments	December 1, 2004-2034
• Assignment to	Bridgeview Marina Inc.	May 28, 2014

**Slonecker Lease Area:** C.G. Hansen reduced his lease area (lease 1044), and William Slonecker applied to lease 0.79 acres of harbor area for a “boat house and marine ways” on December 15, 1944. W.M. Slonecker and Helen S. Slonecker sublet the harbor area to Carl G. Lundgren and Frank J. Taylor, doing business as Peninsula Boat Works, on June 19, 1946 for the purpose of “operating and maintaining a boat works.”

Harbor area lease 1342 was issued to W.M. Slonecker for a 10 year term commencing on March 26, 1946. Harbor area lease 1625 was issued to W.M. Slonecker for a 10 year term commencing on March 26, 1956. Lease 22-002018 was issued to Helen S. Slonecker for a 10 year term commencing on March 26, 1966, (lease was cancelled on March 23, 1972). Lease 22-002396 was issued to Sea Gate, Inc. for a 28 year term commencing on November 1, 1976.

By 1988, the Port Washington Marina Owners Association requested the consolidation of leases 2332, 2396 and 2399. Lease 2396 was terminated on July 31, 1993 as part of a lease consolidation, and the harbor area was included in the lease area of 22-02332 which is currently under lease to Bridgeview Marina Inc.

## **In vicinity of former ARCO dock**

**The Cary and Richfield Oil Leases:** Richfield Oil sublet 0.75 acres harbor area fronting lot 7, section 11, township 24 north, range 1 east from C.G. Hansen and Vern Cary with H.G.R. Connors and Willa

Carey from 1942 to 1954. Between 1954 and 1974, Richfield Oil leased that harbor area directly from the State.

The former Richfield Tank Farm, was located on parcel 009-00 and was connected to the Harbor Area by a pipeline located over the western portion of parcel 010-00 (a portion of the pipeline may have been located on parcel 3-098). The Harbor Area leased by Richfield is now a portion of the Bridge View Marina (former Port Washington Marina).

The Cary and Richfield harbor area was originally part of the Hansen harbor area lease 1312. Lease 1312 was assigned to Vern Carey and H.G.R. Conners on November 19, 1950. The improvements in the leased area are described as a “small boat moorage operated by Bremerton Marine Service also 2-bedroom house used as office and living quarters, 1-work shop...” and an oil dock claimed by the Richfield Oil Co.

On October 30, 1954, the Vern and Willa Carey assigned all their right, title and interest in the easterly 150 feet, or 0.75 acres of leased harbor area as measured on the inner harbor line from the west line of Lot 11, Supplemental Plat of Bay View Garden Tracts to the Richfield Oil Corporation. This assignment was made subject to an agreement and sublease between the Richfield Oil Corporation and the Careys that granted the Careys the right to use the premises “to keep and maintain their work shop, storage shed, office and living quarters, cat walks and floats on said property during the term of this sublease and any extensions hereof.” This agreement allowed joint occupation of the harbor area by Richfield Oil and the Careys over which the Richfield Oil pipeline crossed.

Harbor area lease 22-001971 was issued to the Richfield Oil Corporation commencing November 1, 1964 for a ten year term. In 1974, The Atlantic Richfield Corporation successor by merger to Richfield Oil Corporation, cancelled lease 22-001971. Harbor Area Leasing Chronology:

• Harbor area lease 1044	C.G. Hansen	November 1, 1934-1944
• Harbor area lease 1312	C.G. Hansen	November 1, 1944-1954
• Assignment to	Vern Carey & H.G. R. Conners	November 18, 1950
• Assignment to	Willa Carey	October 10, 1952
• Harbor area lease 1548	Vern and Willa Carey	November 1, 1954-1964
• Harbor area lease 1553	Richfield Oil Co.	November 1, 1954-1964
• 22-001971	Richfield Oil Co.	November 1, 1964-1974
• 22-001974	Vern and Willa Carey	November 1, 1964-1974
• 22-002332	Port Washington Marina	November 1, 1974-2023
• Assignment	Seven J's Investments	December 11, 2003
• 22-A02332	Seven J's Investments	December 1, 2004-2034
• Assignment to	Bridgeview Marina Inc.	May 28, 2014

**The Snow Lease (22-002332):** The former Vern and Willa Carey lease area (22-001974) with the former Richfield Oil lease area (22-001971) was combined into lease 22-002332 for the use of approximately 2.0 acres of harbor area. Lease 22-002332 was issued to Darwin L. Snow and Susan J. Snow commencing on November 1, 1974 for a 30 year term.

- 22-002332 Darwin L. Snow and Susan J. Snow November 1, 1974 – 2004
- Assignment to Sharon E. Snow January 28, 1976
- Assignment to Sea Gate, Inc. August 4, 1976
- Assignment to Sea Brim Inc. September 14, 1981
- Assignment to Port Washington Properties May 31, 1983
- Assignment to Port Washington Marina Condominium Owners Association December 14, 1983

## In vicinity of former Gas Works dock

**Western Gas Company leases (Harbor area leases 935 and 1352):** has leased 1.85 acres of harbor area fronting the Bay View Garden Tracts from 1930 to 1959. After 1959, this harbor area was leased by John B. Verhelst until December 11, 1975 and then by John C. Verhelst and Franklin Cooper until May 31, 1983. In May 1983, the Port Washington Properties assumed the lease for this harbor area and developed a marina over the western portion of this lease area. In 1993, this portion of the harbor area located west of Renn Stroll was merged with other harbor area located to its west and leased to the Port Washington Marina Condominium Owners Association.

**Verhelst leases (22-001783, 22-002141, and 22-002523):** John B. Verhelst leased 1.88 acres of harbor area fronting tracts 1 and 11 and intervening Renn Stroll, Supplemental Plat of Bayview Garden Tracts for a 10 year term commencing December 8, 1959, for the purpose of a “Bulk Plant Site.”(22-001783).

Western Gas Company harbor area leases chronology:

- |                          |                                       |  |
|--------------------------|---------------------------------------|--|
| • Harbor area lease 935  | Western Gas and Utilities Corp.       | 1930-1945                                  |
| • Harbor area lease 1352 | Western Gas Co. of Washington         | 1945-1960                                  |
| • Lease Cancelled        |                                       | February 10, 1959                          |
| • 22-001783              | John B. Vernhelst                     | December 8, 1959-1969                      |
| • 22-002141              | John B. Vernhelst                     | October 17, 1969-1979                      |
| • Assignment to          | Franklin R. Cooper & John C. Verhelst | January 9, 1976                            |
| • 22-002523              | Franklin R. Cooper & John C. Verhelst | December 8, 1979-1989                      |
| • Assignment to          | Port Washington Properties            | June 13, 1983-1993                         |
| • Assignment to          | Jack T. Champion                      | July 15, 1987, expired on December 8, 1989 |
| • 22-002332              | Port Washington Marina Condo Owners   | 1993                                       |
| • Assignment to          | Seven J's Investments                 | December 11, 2003                          |
| • 22-A02332              | Seven J's Investments                 | December 1, 2004-2034                      |
| • Assignment to          | Bridgeview Marina Inc.                | May 28, 2014                               |

**Port Washington Marina Lease (22-002332):** The Port Washington Marina lease area is comprised of four former lease areas: lease 2332; lease 2339; lease 2396; and the western portion of lease 2523 consolidated between 1982 and 1993 into a new harbor area lease 22-002332 containing 3.487 acres. This harbor area was historically used in conjunction with the former Tideland Oil and Richfield Oil tank farms as well as the western portion of the former Washington Gas Co. facility.

**Port Washington Marina Condominium Owners Association Marina:** In 1983, the Marina was constructed over the three adjacent lease areas 2332, 2396 and 2399. All of these leases were assigned to Port Washington Properties in May 1983. Lease 22-002332 was assigned to Port Washington Marina Condominium Owners Association on December 14, 1983. Harbor area lease 2332 with Port Washington Marina Condominium Owner's Association which combined leases 2332, 2396, and 2399 into one lease was executed on August 1, 1993 for a term of 30 years, for "maintaining finger floats, docks, and fixed piles to provide vessel moorage for a privately-owned and operated marina..." The new lease would extend from Waterway No. 4 to Renn Stroll, Supplemental Plat of Bay View Garden Tracts, in harbor area previously leased by the Western Gas Co.

On November 14, 1995, lease 22-002332 was assigned to Douglas Faulds and Donna Ernst. On December 18, 2003, harbor area lease 2332 was assigned to Seven J's investments. A new harbor area lease 22-A02332 was executed with Seven J's Investment for a thirty year term commencing December 1, 2004 for the use of "recreational and commercial vessel moorage and a marine pump out facility..."

**Bridge View Marina (22-A02332):** The Port Washington Marina lease, 22-A02332, held by Seven J's Investments was assigned to Bridgeview Marina Inc. a Washington corporation effective May 28, 2014.

#### Port Washington Marina Harbor Area Lease Chronology:

• 22-002332	Darwin L. and Susan J. Snow	November 1, 1974-2023
• Assignment to	Port Washington Properties	May 31, 1983
• Assignment to	Port Washington Marina Condo Owners	December 14, 1983
• Termination of	Harbor Area Leases 2332, 2996. 2999	August 1, 1993
• 22-002332	Port Washington Marina Condo Owners	August 1, 1993-2023
• Assignment to	Douglas Faulds & Donna Ernst	November 14, 1995
• Assignment to	Seven J's Investments	December 18, 2003
• 22-A02332	Seven J's Investments	December 1, 2004-2034
• Assignment to	Bridgeview Marina Inc.	May 28, 2014

#### Harbor area and beds of navigable water directly north of Thompson Drive

**Cascade Natural Gas Corporation easement (51-037928):** June 24, 1975, a perpetual easement was issued to Cascade Natural Gas Corporation for harbor area and beds of navigable water extending directly north of Thompson Drive and Renn Stroll in order to construct a salt water cathodic protection groundbed for protection of a portion of its distribution system in Bremerton.

#### In vicinity of former Sesko dock

**Lent's** (harbor area lease 2716) has leased 0.3 acres of Harbor Area fronting Tract 23 and Pennsylvania Avenue of John Daly's Garden Tracts and located in Lot 1, Section 14, T 24 N R 1 E, WM, and W ½ of Pennsylvania Avenue from 1938-1998.

Harbor area lease 1123 was issued to Duncan Clark on January 25, 1938 for harbor area fronting a portion of lot 1, section 14, township 24 north range 1 east between the west line of Tract 23 and the center line of Pennsylvania Avenue of John Daly's Garden Tracts for a ten year term. Harbor area lease 1123 was assigned to Ernest R. Lent, Theodore Blomberg and Harold D. Lent on January 12, 1942. Lease 1393 was issued to Lent's Partnership (Ernest R. Lent, Theodore Blomberg and Harold D. Lent) for a ten year term commencing January 25, 1948. On December 21, 1953, lease 1393 was assigned to Lent's Inc.

Harbor area lease 1675 was issued to Lent's Inc., for a ten year term commencing on January 25, 1958. The lease was for the purpose of "oil barge facilities—dock and pipeline leading to our storage tanks". Lent's Inc. released under lease 2071 for a ten year term commencing on January 25, 1968. Lent's Inc. released under lease 2542 for a ten year term commencing on January 25, 1978.

On December 11, 1979, Theodore and Marian J. Blomberg sold the uplands (a portion of Lot 1, Supplemental Plat of Bayview Garden tracts, and Tract 23 of John Daley's Garden Tracts) to F. Paul and Margaret M. McConkey. The conveyance did not include the first class tidelands (harbor area) in front of the property. It should be noted that the real estate contract was subject to the following easements:

- Easement for sewer pipes Auditor's file Nos. 301882 and 305863
- Easement for sewer Auditor's file Nos. 308382 and 353788
- Easement for sewer Auditor's file No. 585812
- Easement for sewer pipe Superior Court Cause No. 26012
  - Auditor's file no. 588972
- Deed and perpetual easement Auditor's file No. 336749

On November 1, 1980, Lent's Inc., by Theodore C. and Marian J. Blomberg as owners of "easements for access, operation, maintenance, installation, removal, repair and servicing of a certain oil dock, and underground oil and gasoline supply lines", transferred those easements to Service Fuel Co., Inc. in conjunction with the transfer of the assets of Lent's Inc. oil department. On March 10, 1981, lease 2452 was assigned to the Service Fuel Co., Inc., owned by James Bennett. On July 6, 1988, James and Dorothea Bennett, as a result of bankruptcy proceedings, quit claimed all interest in the property to the Wilkins Distributing Co., Inc. On January 25, 1988, Wilkins Distributing Company was issued lease 22-002716 for a ten year term for the "purpose of off-loading fuel barges". On November 18, 1996, Wilkins Distributing Company requested that Lease 2716 be terminated.

#### Harbor Area Lease Chronology:

- |                          |                                |                       |
|--------------------------|--------------------------------|-----------------------|
| • Harbor area lease 1123 | Duncan J. Clark                | January 25, 1938-1948 |
| • Assignment to          | E. Lent, H. Lent & T. Blomberg | January 12, 1942      |
| • Harbor area lease 1393 | E. Lent, H. Lent & T. Blomberg | January 25, 1948-1958 |
| • Assignment to          | Lent's Inc.                    | December 21, 1953     |
| • Harbor area lease 1675 | Lent's Inc.                    | January 25, 1958-1968 |
| • 22-002071              | Lent's Inc.                    | January 25, 1968-1978 |
| • 22-002452              | Lent's Inc.                    | January 25, 1978-1988 |
| • 22-002716              | Wilkins Distributing Co.       | January 25, 1988-1998 |
| • Cancelled              |                                | November 18, 1996     |

#### Former SC Fuels Dock

**General Petroleum and its successors** leased 0.69 acres of Harbor Area fronting Tract 1 and E ½ of Pennsylvania Avenue, Joseph Daly’s Garden Tracts in Lot 1, Section 14, Township 24 North, Range 1 East from 1942 to 1972. This leased harbor area was located immediately adjacent to the Lent’s harbor area use. The harbor was used by General Petroleum and Socony Mobil Oil for a thirty year period for handling petroleum products. A 4” pipeline for stove and diesel fuel, and a 4” pipeline for gasoline were placed on the dock to off-load product from barges to a tank farm located upland.

Harbor area lease 1124 was issued to John P. Kuphal for a ten year term commencing on March 18, 1938, for the purpose of mooring small boats and anchorage. On October 14, 1942, the General Petroleum Corporation of California applied to lease the harbor area fronting Tract 1 of John Daly’s Garden Tracts for the purpose of constructing a “dock for handling petroleum products.” Lease 1124 was assigned from John P. Kuphal to General Petroleum Corporation of California on December 16, 1942. On May 5, 1943, lease 1124 was cancelled and a new lease was issued to General Petroleum Corporation of California for a 10 year term commencing on March 18, 1943. Lease 1507 was issued to General Petroleum Corporation of California for a 10 year term commencing on August 18, 1953.

On January 14, 1960, the General Petroleum Corporation was merged into its parent company Socony Mobil Oil Company, Inc. Lease 22-001920 was issued to Socony Mobil Oil Company for a 10 year term commencing on March 18, 1963. On March 17, 1972 at the request of Mobil Oil Corporation lease 22-001920 was terminated.

#### Harbor Area Lease Chronology

• Harbor area lease 1124	John P. Kuphal	March 18, 1938-1948
• Assignment to	General Petroleum Co. of Cal.	December 16, 1942
• Lease cancelled		May 5, 1943
• Harbor area lease 1280	General Petroleum Co. of Cal.	March 18, 1943-1953
• Harbor area lease 1507	General Petroleum Co. of Cal.	August 18, 1953-1963
• Name change to	Socony Mobil Oil Company, Inc.	1960
• 22-001920	Socony Mobil Oil Company, Inc.	March 18, 1963-1973
• Lease Cancelled		March 17, 1972

## City of Bremerton Sewer

The City of Bremerton has constructed a sewer line that transits in and out of waterway and harbor area fronting both Sections 11 and 14 of Township 24 North Range 1 East. On October 28, 1983, the City of Bremerton was issued an easement (51-045730) for the construction, operation, use and maintenance of a sanitary sewer line.